

PALM HILLS  | *Badyā* |  
A CITY OF NEW WORLDS

# Park Views

RESIDENCES

# EGYPT'S LEADING *real estate developer*

It has long been our corporate culture to stay true to the land in which we enhance. Our livable communities, our operating construction sites, and upcoming planned projects, along with our ongoing social responsibility, is testament to this fact.

We pride ourselves on being the leading developers to the marvel, that is Egypt. We have gone beyond boundaries and raised the benchmark through all aspects of our industry, from residential to social-responsibility and everything in between.

Listed on both the Cairo-Alexandria and London Stock Exchanges, Palm Hills Developments was founded in 2005 by Mansour and Maghraby Investment and Development Company (MMID) from a vision to develop well-integrated, self-sustainable, mixed-use, residential communities and resorts.

Palm Hills Developments continues to this day to set benchmarks in real estate construction, betterment, and innovation, spanning East & West Cairo, the North Coast and the Red Sea.

WHERE  
LIGHT LIVES



A WORD FROM  
*the chairman*

"As the Egyptian real estate market continues to flourish, the need for true added value, integrated communities have never been greater. Recognizing this early on, Palm Hills Developments was fortunately able to take part of this exciting change in the real estate investment climate, to contribute to driving the country's economy forward".

Capitalizing on market opportunities by acquiring land in strategic locations and developing communities for a rapidly growing demand, Palm Hills Developments became a trend-setter for innovative, fully integrated communities, as an Egyptian developer.

With one of the largest land banks in Egypt and a multitude of projects in residential, commercial and tourism destination resorts under its helm, Palm Hills Developments is growing with strong momentum, offering high standards of quality and a seamless livable experience.

As the result of a dynamic market, we can push our boundaries, develop, and recreate better livable communities, and as a result, better living conditions for all. What has long set us apart is a deep commitment to innovation and an innate ability to tap into the needs and aspirations of our clients, offering the highest value and return on their properties.

At Palm Hills Developments, we believe that the core of our success stems from the belief that, by setting standards in quality, price, and delivery, we will turn every integrated community into a success story; your success story."

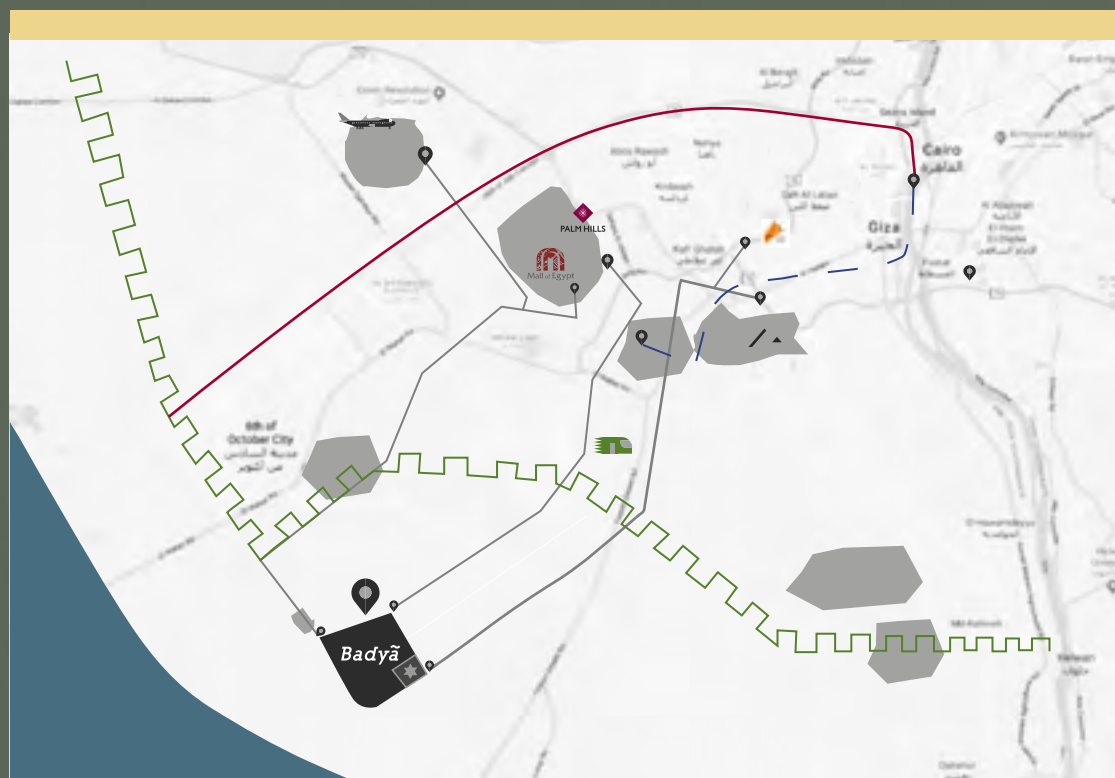
*Park Views*

RESIDENCES

# A STRATEGIC *location*

Ideally situated in the heart of New October, Badya is 3000 acres of prime gateway between the East and the West of Cairo, serving as the focal point for all future extensions. Neighboring the Great Pyramids of Giza, the New Egyptian National Museum, Juhayna Square and the new Sphinx Airport, Badya is a well-connected city, within a city giving you unprecedented access.

\*This is an illustration showing future roads and transportation



25 min

mins to Mall of Egypt

25 min

mins to Palm Hills October

25 min

mins to The Great Pyramids

25 min

mins to the Grand Egyptian Museum

35 min

mins to The Sphinx Airport

45 min

mins to New Cairo

50 min

mins to The New Capital

- 26th of July corridor
- Al Wahat Road
- Zowail Road
- - - Al Daery Al Awsaty
- - - The Ring Road





# BADYA'S *Masterplan*

Badya's award-winning city masterplan was created by an expert team of master-planners, architects, transport planners and landscape architects coming together to develop a unique, multifunctional design-minded approach. Badya is a self-sustaining, less vehicular reliant city. It is founded on having 6 independent residential districts, with a non-residential district center where everything comes together.

Being an entirely connected city, Badya is built with the 15-10-5 Urban Planning Rule in mind, you are only five minutes away from your daily needs, ten minutes away from weekly needs and fifteen minutes away from monthly needs. Badya features highly accessible pedestrian zones easily attainable from every residential neighborhood.

Fields of green are seen from every part of Badya whether from your villa, apartment or office. Badya introduces the living street concept, where the streets in front of your residence are well equipped with seating, bike lanes, walking lanes, to ensure you have a cozy hangout and meeting spot.

Even the lighting is planned in Badya. We have a lighting concept for the city of Badya that aims to use varying color temperatures to create a defined space and character for different parts of the city.

# A cultural movement

## BADYA IS A SHIFT OF CULTURE

"As the Egyptian real estate market continues to flourish, the need for true added value, integrated communities have never been greater. Recognizing this early on, Palm Hills Developments was fortunately able to take part of this exciting change in the real estate investment climate, to contribute to driving the country's economy forward".

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CONNECTED

## CONNECTED

Convenience is one of Badya's key elements as it is connected to history by being only a few minutes away from the Giza pyramids, connected to the world by being close to the new Sphinx international airport, and just a few minutes away from the New Capital.

Convenience isn't just with the places around the city but also from within it as Badya utilizes the most intuitive urban planning concept, where you are 5 minutes away from your daily needs, 10 minutes away from your weekly needs and 15 minutes away from your monthly needs.




COGNITIVE



## A HIGH - TECH *Gated Community*

Badya has evolved the smart technology by ushering its cognitive system, which processes your usage habits, giving you resource efficiency.

The high-tech gated community has facial recognition, artificial intelligence and many more smart features that ensure a higher sense of security.



A glass bottle containing an amber-colored liquid is positioned at the bottom of the frame. The bottle sits on a textured, light-colored surface. From the top of the image, several bright, golden light rays or beams of light descend, creating a dramatic, ethereal atmosphere. The rays are slightly blurred and overlap each other. The overall color palette is warm, dominated by gold, yellow, and light brown tones.

CONSCIOUS

ESSENCE OF THE SUN

## BY GOING *Green*

Badya promises to reduce 30% of water and electricity consumption, reducing your operational costs by 20%, and producing 30% of its energy needs from renewable resources.

## WHERE LIGHT LIVES

## THE PINNACLE *City of egypt*

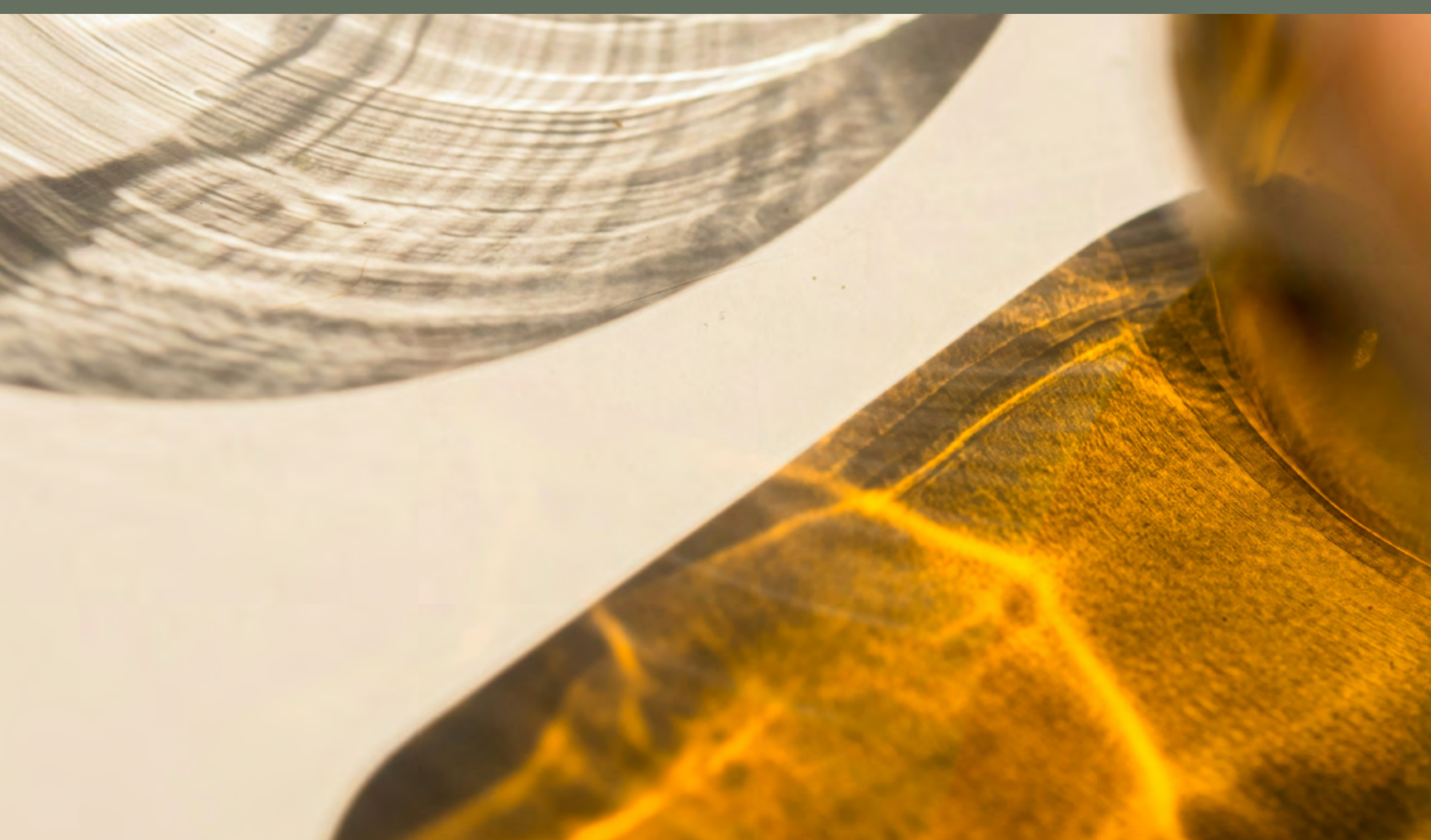
Badya has been created with the premise of enriching culture and exposing us to a more art-of-lifestyle mode of living. One where dreamers may dream, achievers may achieve, and realizers may realize. Open-air venues for retail, art, theatre, cinema and performance will be designated, as well galleries, cafes, restaurants and a booming nightlife. It will be a first of its kind in many more ways than one.



## FACILITIES AND AMENITIES

# *For new age*

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# Academia

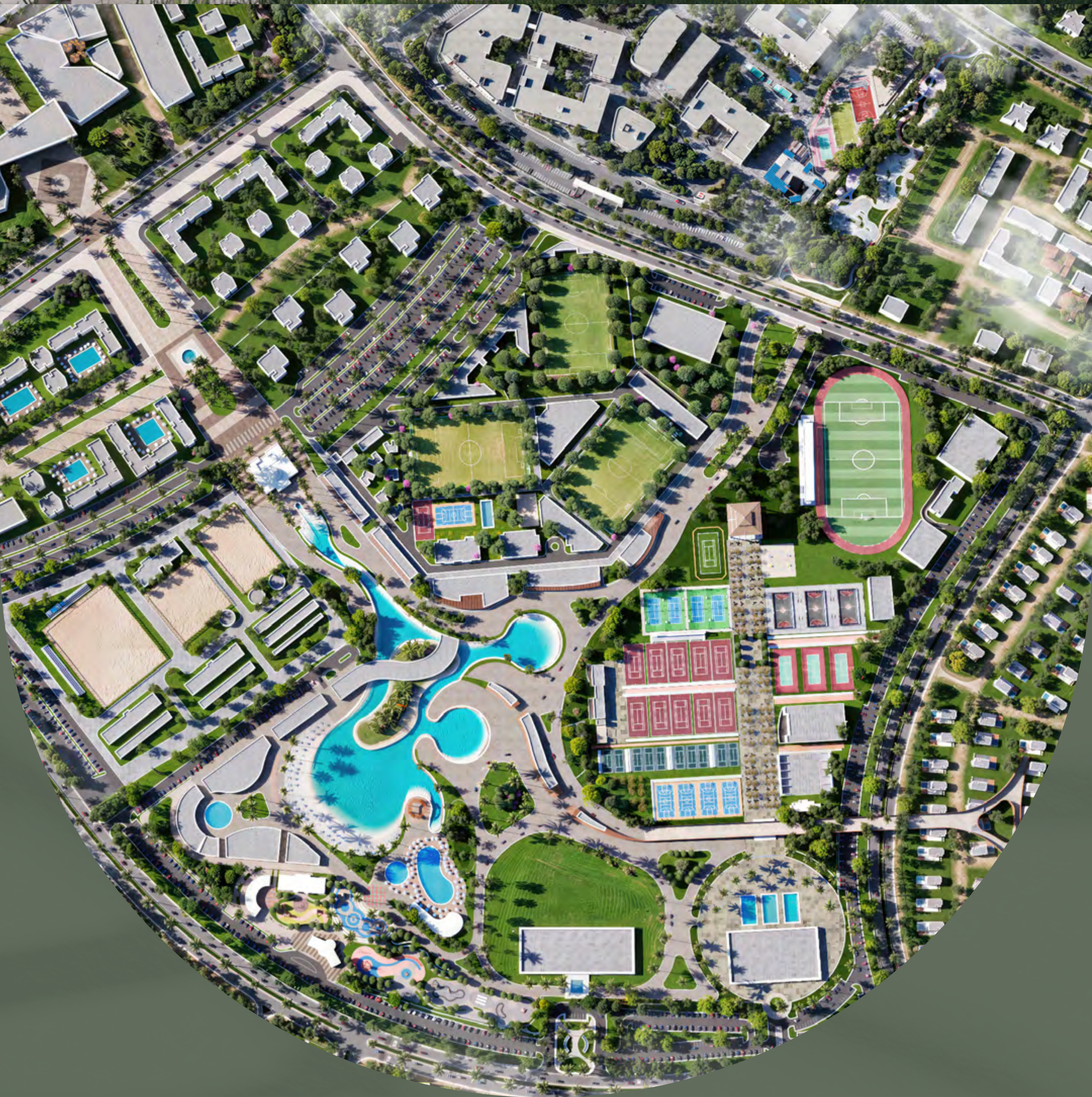
- **Badya's** commitment to knowledge represents a new chapter in the city's ever-growing innovative compendium and reinforces Badya's unique position as the first connected, mixed-use smart city in the region
- From Nurseries to 4 schools to Badya
- University in partnership with University of Texas Medical Branch (UTMB). and affiliated
- Taaleem Management services, all horizons will be broadened.

**Taaleem**  
EMPOWERING KNOWLEDGE



**BADYA  
UNIVERSITY**





# THE WEST'S *Biggest Club*

Palm Hills Sports Club in Badya, founded in 2006, is now the largest of its kind in West Cairo. Built on 100 acres in the heart of Badya is your health and wellbeing. So, whether you are a seasoned athlete or a weekend warrior aiming to shed some stones, we have the facilities and the professional trainers to put you on the right path.

Another new world to delve into comes from the world-renowned 'Rob Ehrens' who will bring his expertise to run and manage the horse-riding facilities and provide impeccable care to the horses housed there.

# THE Core

The Core is where to be and be seen in the heart of downtown Badya. Enjoy the hustle and bustle or entertaining vibes. There are shopping malls, office spaces, cinemas, theaters, mixed-use units, events grounds, a cultural hub, a spa, hotels, boutique shops and restaurants to satisfy just about every craving you could possibly have.





# *The medical* **MEANS**

Badya provides a 24-hours, always on-call, fully-functional medical clinic with experienced Doctors and Nurses to tend to your every need. Armed with the latest equipment and analysis in the field of medicine, you can rest assured, you are in the safest hands.

# The district CENTER

Within Badya, you are 10 minutes away from your weekly needs being so close to the District center.

This is where to be and be seen in the heart of each district in Badya.

There are office spaces, mixed-use units, a hotel, a mall, clinics, schools and restaurants to satisfy just about every craving you could possibly have.





## THE BUSINESS *Aspect*

Badya's Business Park is designed to run businesses without running the environment to the ground.

Its innovative, cutting-edge, future-forward design caters to all businesses, whether start-ups or companies with the Fortune 500 accolade.

# THE Parks

There are 3 distinctly different parks around Badya, Linear, Sports, and Community parks.

The community parks will include a vast space of greenery, creating a place for the neighbors to meet to create one community, and will include your daily needs from a small mart, laundry pick-up to ATMs. Each apartment and villa cluster will be home to its own a community park.

The Linear Parks promote less motorized transport and will be the highlighting center, of each residential block, interlocked with scenic bike lanes and footpaths to the many others throughout the vast, natural splendor, of Badya.

The Sport Parks will feature in every district and offer a gym, swimming pool, multi-purpose courts and a clubhouse for residents to enjoy. After all, at the heart of Badya is your health and wellbeing. For a healthy community cannot thrive without its healthy folk. There is something for everyone form a professional to an amateur.





# THE Farm

At Badya, we want to make sure we eat right.

So, we have created a means of providing our own for our own through Aquaponics which is a sustainable method of raising fish and growing vegetables.

**Badya** is a proud organic, 100% naturally committed community!

# Operating AMENITIES

## AL-MANSOUR MOSQUE

One of the biggest mosques in west cairo

At the heart of Badya rises Al Mansour mosque, one of the West Cairo's largest mosques – a landmark of peace and presence within the community.

## PADEL COURTS

Entertainment right around the corner  
Modern Paddle courts bring sport and entertainment right to your doorstep, energising life with play and connection.

## METRO SUPERMARKET

For your daily convince

Metro Supermarket offers seamless access to daily essentials, making comfort and convenience part of everyday life at Badya.

## RIGHT TO DREAM

Football academy for talented young individuals

Through Right to Dream Academy, Badya nurtures young talent with world-class training, inspiring ambition and future success.

## CLUBHOUSE

At the heart of the community lies Badya's Clubhouse

Badya's clubhouse stands as the community's social core, where dining, fitness, and leisure come together effortlessly.

## F&B OUTLETS

(D8 CAFÉ AND LOUD BURGER)

Operating food spots

From morning coffee to casual dining, Badya's curated food court keeps everyday living vibrant, easy, and flavourful.

## BADYA UNIVERSITY

360 living

Badya university reflects the compound's 360 lifestyle, where education and innovation thrive within the heart of the community.

## ONE STOP SHOP

(FACILITY MANAGEMENT BUILDING)

any resident can order any sort of service from this office

One Stop Shop centralise every resident service, ensuring daily living remains smooth, simple, and effortlessly managed.

ESSENCE OF THE SUN

Park Views

RESIDENCES

THE BRIGHT HUB  
FOR MODERN LIVING

## RATIONALE BEHIND

# *The Name*

Park Views captures the essence of the project in a name that is both descriptive and aspirational.

“Park” reflects the expansive greenery and open landscapes that define the development, bringing nature to the forefront of everyday living. “Views” emphasizes the sense of openness, perspective, and uninterrupted outlooks that elevate the residential experience.

As the final chapter of District One, the name also symbolizes completion where the full vision comes together. Park Views represents the perfect balance between city energy and natural serenity, offering a clear perspective on what modern urban living should feel like.

# Concept

The last chapter of District One positions Park Views as the closing – and most refined – release within a landmark urban precinct. It's not just another launch; it's the culmination of everything District One has been building toward.

Where District One established prestige, scale, and lifestyle, Park Views distills it into its purest form: panoramic greenery, walkable retail, and the hum of a fully realized neighborhood. This is the moment when the masterplan feels complete – streets activated, parks matured, community alive.

# Park Views LIFESTYLE

RESIDENCES

Park View offers a vibrant and active lifestyle, positioned as a true hotspot within Badya.

With its prime location residents enjoy easy access to a full range of facilities, services, and everyday conveniences. It is also the first area to introduce a range of facilities and everyday conveniences. Park View sets a new standard of modern living, creating a community designed for energy, connection, and comfort where everything you need is always within reach.



# The Park

At the heart of Park View lies its signature park: the true centerpiece of the community. Designed as a dynamic hub, the park combines leisure, culture, and lifestyle in one vibrant destination.

Featuring four distinctive retail stores, a lively amphitheater, a working farm, and calming water elements, it creates a space where nature and modern living meet.

More than just greenery, the park at Park View is a gathering place the pulse of the neighborhood, offering something for everyone.

# Amenities

- Water features
- Open Amphitheater
- Restaurant
- Supermarket
- A park



A

Masterplan

OF EXPANSIVENESS

Inspired by the freeing air and the liveliness of the District of Life at Badya, Laria's masterplan is uniquely designed to cater for its residences thriving lifestyle. The design of the residence ensures a smooth transition and connection between the indoor living areas and the outdoor spaces, creating a harmonious flow between the two environments. To further extenuate the attributes of life, Laria is enriched with water features flowing from within its heart and surrounding its corners.

# Park Views MASTERPLAN



THE LANDSCAPE SHOWN IN THIS DESIGN IS FOR PRESENTATION PURPOSES ONLY AND MAY BE SUBJECT TO CHANGE.

# TYPE H



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- Terraces and exterior elements may vary upon elevation
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- The above areas do not include the penthouse and the garage areas
- Penthouses are added upon request
- Unit costs are not inclusive of Pergolas.

# TYPE H

## GROUND FLOOR



Ground Floor		
Apartment Number	Built Up Area	Garden Area
01	96.00 m <sup>2</sup>	31.00 m <sup>2</sup>
02	97.00 m <sup>2</sup>	30.50 m <sup>2</sup>
03	39.50 m <sup>2</sup>	11.00 m <sup>2</sup>
04	68.50 m <sup>2</sup>	21.00 m <sup>2</sup>
05	65.00 m <sup>2</sup>	20.00 m <sup>2</sup>

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# TYPE H

## 1<sup>st</sup> FLOOR



First Floor	
Apartment Number	Built Up Area
11	96.00 m <sup>2</sup>
12	97.00 m <sup>2</sup>
13	39.50 m <sup>2</sup>
14	68.50 m <sup>2</sup>
15	65.00 m <sup>2</sup>

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# TYPE H

2<sup>nd</sup> & 3<sup>rd</sup> FLOOR



## Second and Third Floor

Apartment Number	Built Up Area
21 & 31	96.00 m <sup>2</sup>
22 & 32	97.00 m <sup>2</sup>
23 & 33	39.50 m <sup>2</sup>
24 & 34	68.50 m <sup>2</sup>
25 & 35	65.00 m <sup>2</sup>

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# TYPE H

4<sup>th</sup> till 8<sup>th</sup> FLOOR



## 4<sup>th</sup> until 8<sup>th</sup> Floor

Apartment Number	Built Up Area
*1	96.00 m <sup>2</sup>
*2	97.00 m <sup>2</sup>
*3	39.50 m <sup>2</sup>
*4	134.00 m <sup>2</sup>

# TYPE H

## 9<sup>th</sup> FLOOR



Penthouse 9 <sup>th</sup> Floor		
Apartment Number	Built Up Area	Semi Covered Roof Area
91	90.50 m <sup>2</sup>	4.00 m <sup>2</sup>
92	92.00 m <sup>2</sup>	4.00 m <sup>2</sup>
93	34.00 m <sup>2</sup>	4.00 m <sup>2</sup>
94	128.00 m <sup>2</sup>	4.50 m <sup>2</sup>

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# TYPE G



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# TYPE G

## GROUND FLOOR



Ground Floor		
Apartment Number	Built Up Area	Garden Area
01	65.00 m <sup>2</sup>	20.00 m <sup>2</sup>
02	69.00 m <sup>2</sup>	21.00 m <sup>2</sup>
03	66.50 m <sup>2</sup>	22.00 m <sup>2</sup>
04	66.50 m <sup>2</sup>	22.00 m <sup>2</sup>
05	96.50 m <sup>2</sup>	30.50 m <sup>2</sup>

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# TYPE G

## 1<sup>st</sup> FLOOR



First Floor	
Apartment Number	Built Up Area
11	65.00 m <sup>2</sup>
12	69.00 m <sup>2</sup>
13	66.50 m <sup>2</sup>
14	66.50 m <sup>2</sup>
15	96.50 m <sup>2</sup>

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# TYPE G

## 2<sup>nd</sup> & 3<sup>rd</sup> FLOOR



### Second and Third Floor

Apartment Number	Built Up Area
21 & 31	65.00 m <sup>2</sup>
22 & 32	69.00 m <sup>2</sup>
23 & 33	66.50 m <sup>2</sup>
24 & 34	66.50 m <sup>2</sup>
25 & 35	96.50 m <sup>2</sup>

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4<sup>th</sup> till 8<sup>th</sup> FLOOR



## 4<sup>th</sup> until 8<sup>th</sup> Floor

Apartment Number	Built Up Area
*1	134.50 m <sup>2</sup>
*2	66.50 m <sup>2</sup>
*3	66.50 m <sup>2</sup>
*4	96.50 m <sup>2</sup>

# TYPE G

## 9<sup>th</sup> FLOOR



Penthouse 9 <sup>th</sup> Floor		
Apartment Number	Built Up Area	Semi Covered Roof Area
91	129.00 m <sup>2</sup>	4.50 m <sup>2</sup>
92	61.00 m <sup>2</sup>	4.50 m <sup>2</sup>
93	61.00 m <sup>2</sup>	4.50 m <sup>2</sup>
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